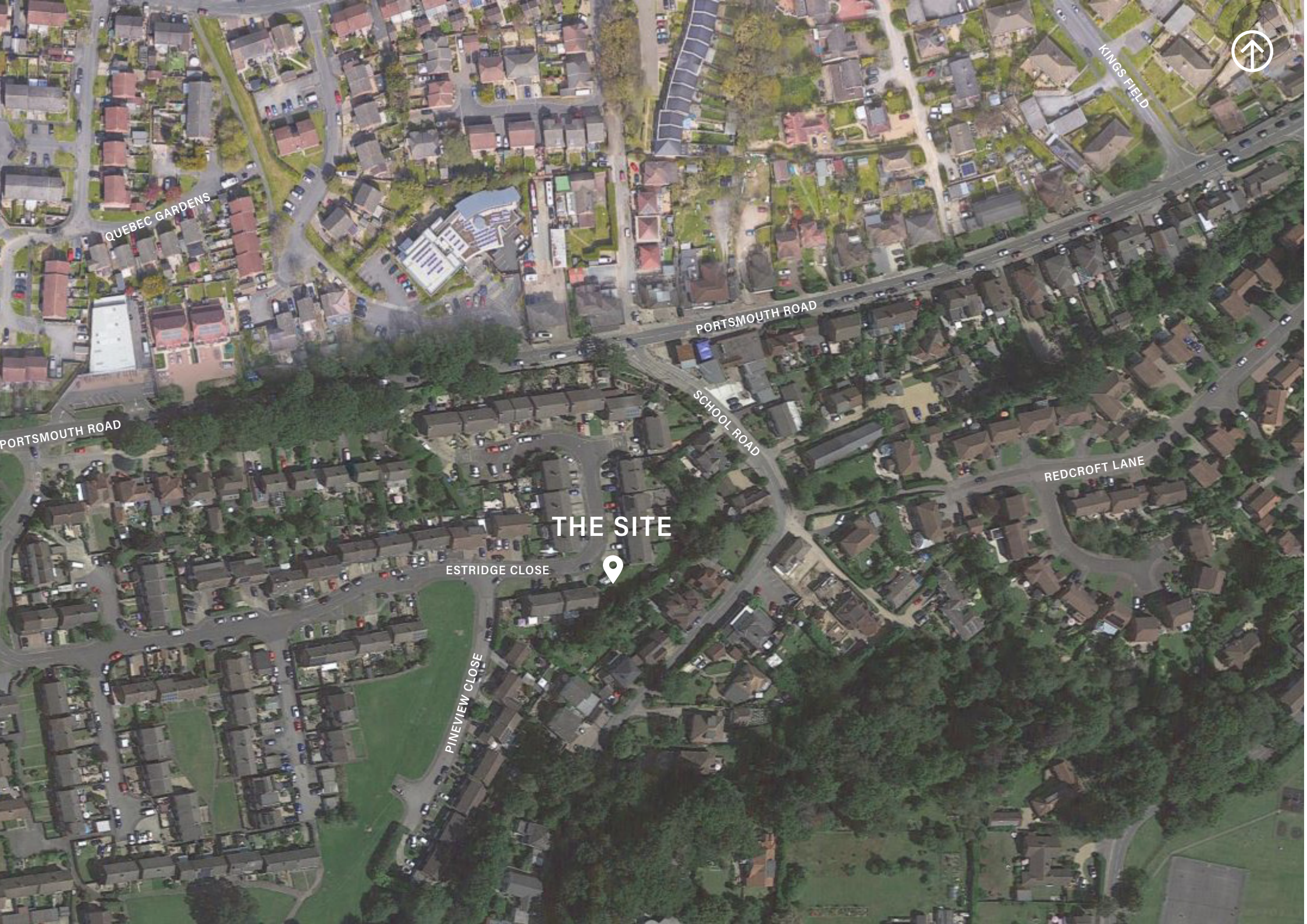




# LAND SOUTH OF 52 ESTRIDGE CLOSE, BURSLEDON

DESIGN, ACCESS & PLANNING STATEMENT  
APRIL 2023



QUEBEC GARDENS

KINGS FIELD

PORTSMOUTH ROAD

PORTSMOUTH ROAD

SCHOOL ROAD

REDCROFT LANE

THE SITE

ESTRIDGE CLOSE

PINEVIEW CLOSE

# INTRODUCTION

This document has been prepared on behalf of the client, Mr S Beames for the construction of a 3 bedroom detached house with associated parking and landscaping on land south of 52 Estridge Close, Bursledon, Southampton.

The site currently forms part of the garden to no. 52 Estridge Close and is laid mainly to lawn, with a water course that runs alongside the southern boundary.

The site extends to approximately 0.032ha.

The site lies within the jurisdiction of Eastleigh Borough Council and is approximately 6 miles west of the centre of Southampton.



View looking towards no. 52 Estridge Close

# THE SITE

The site is located on Estridge Close, a residential area consisting of mainly 2-storey dwellings. There is an existing concrete driveway to the front of no. 52 providing parking for 2no. cars with the addition of an integral garage. Next to the driveway is an area laid to lawn with a timber close boarded fence behind forming the garden boundary [see photograph opposite].

The development site is triangular in shape and flat and lies south of no. 52 Estridge Close. There is a water course than runs along the southern boundary of the proposed site and behind this are a row of mature trees and shrubs which provide screening from the adjacent properties along School Road. The remaining boundaries are enclosed with timber close boarded fencing. The site lies within an accessible area with regular bus services providing access to Portsmouth, Gosport, Southampton and local amenities including a community centre, convenience store and takeaways restaurants within a 500m walk.

There is foul drainage that runs through the site and the site falls within Flood Risk Zone 3 which has a high probability of flooding, this will be mitigated with recommendation made by a drainage engineer.

The site falls within a nitrate vulnerable area and as such Mr Beames will be seeking to offset offset excess nutrient outputs against Council-owned land through the purchase of nitrate credits.



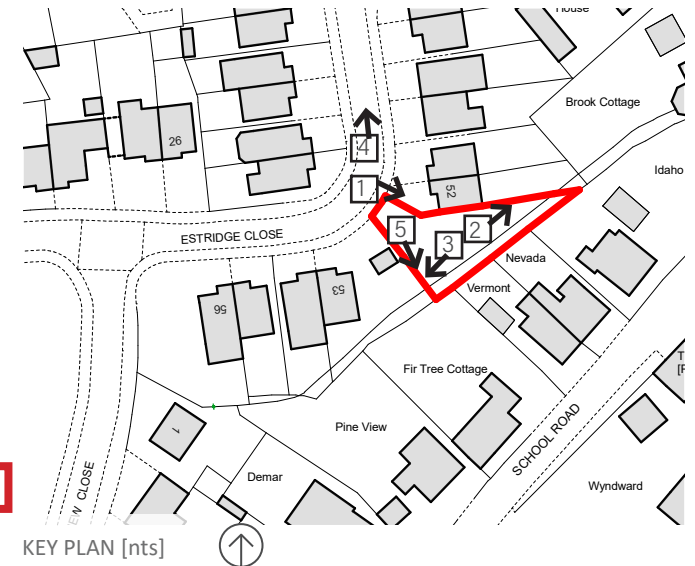
*Above: View looking towards the north boundary of the site*



# SITE PHOTOGRAPHS



site boundary



KEY PLAN [nts]

# PLANNING HISTORY & POLICIES

## Planning History

There are no planning applications associated with the proposed development site.

Below are the key relevant planning policies at both national and local level:

### National Planning Policy Framework [NPPF]

#### 2. Achieving Sustainable Development

Paragraph 8 - Achieving sustainable development means that the planning system has 3 over arching objectives, which are interdependent and need to be pursued in mutually supportive ways [so that opportunities can be taken to secure net gains across each of the different objectives]:

- An economic objective - to help build a strong, responsive economy, by ensuring sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of future and present generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities, health, social and cultural well-being; and
- An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity using natural resources prudently, minimising waste and pollution, and mitigating and

adapting to climate change, including moving to a low carbon economy.

#### 4 Decision Making

Paragraph 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

##### 11. Making effective use of land

Paragraph 119 - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

##### 12. Achieving Well-Designed Places

Paragraph 126- The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.



# PLANNING POLICIES

## Eastleigh Borough Council - Supplementary Planning Guidance

Residential Parking Standards- adopted January 2009

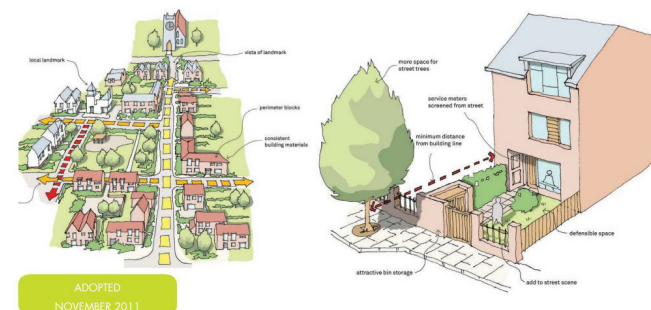
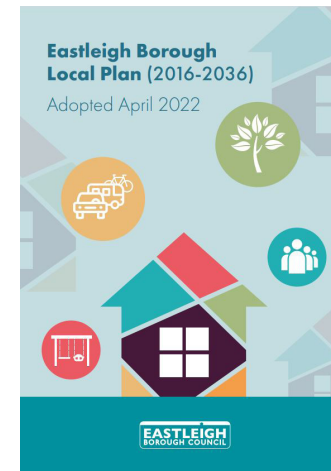
Sustainable Design and Construction Changes to Residential Applications- March 2015

Quality Places- adopted November 2011

## Eastleigh Borough Council Local Plan [2016-2036] - adopted April 2022

Relevant Policies:

- DM14 Parking
- DM1 General Criteria for New Development
- DM3 Adaption to Climate Change
- DM5 Managing Flood Risk
- S1 Delivering Sustainable Development



Above: Front covers of Eastleigh Borough Councils Planning Policies

# OPPORTUNITIES & CONSTRAINTS

As part of the analysis and design process that has been undertaken to understand the site and its context, several constraints and opportunities have been identified and are set out (below) and illustrated (right).

## CONSTRAINTS



Existing dwellings to the south boundary. Although not a direct constraint it is important to be a design consideration



Existing trees and vegetation adjacent to the southern boundary.



The site is within Flood Zone 3 [high probability of flooding]



Existing Foul Sewer runs through the site



The site falls within a nitrate vulnerable area

## OPPORTUNITIES



The topography of the site is level



The site is in a sustainable location



Making use of under utilised land



Site is within an established residential area



Opportunities to increase biodiversity



Existing access from Estridge Close



# OPPORTUNITIES & CONSTRAINTS



# THE PROPOSAL

## Layout/Amount

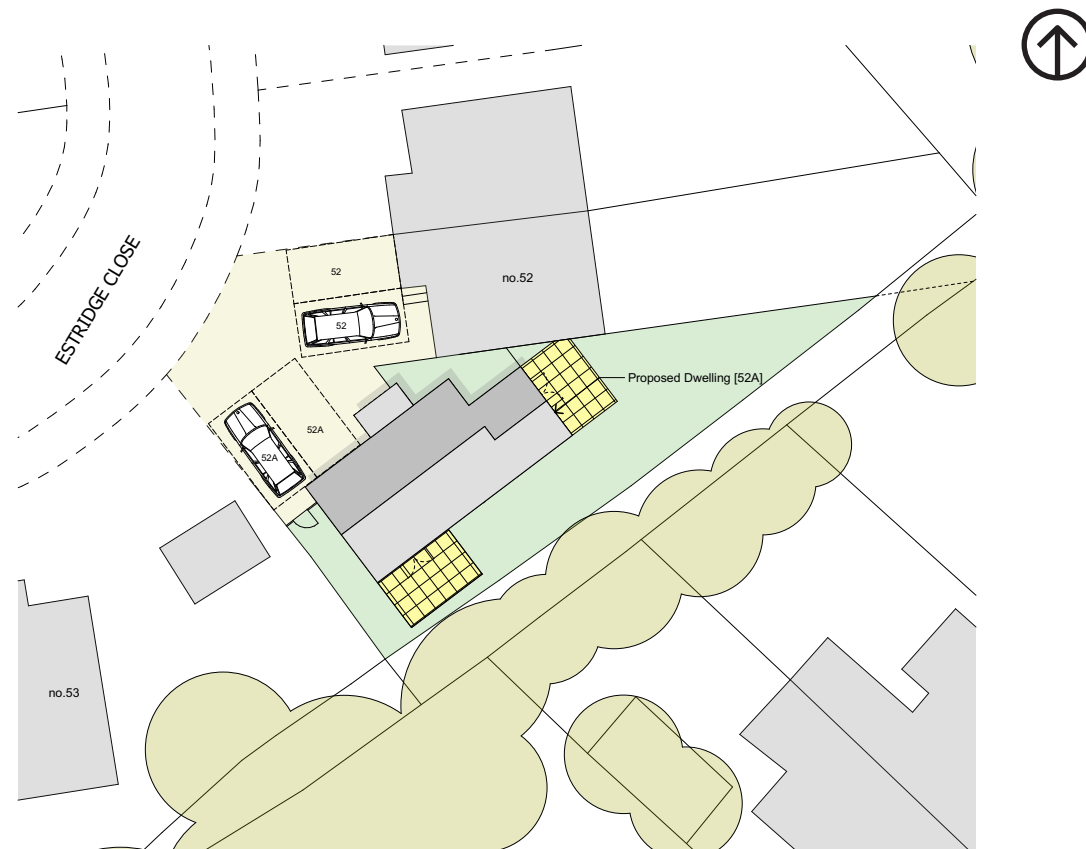
The proposal is for a 2-storey, 3 bedroom detached house with associated parking and landscaping. It is proposed that the existing driveway to the front of no. 52 Estridge Close will be extended in order to accommodate 4no. car parking spaces, providing 2 spaces for the existing dwelling and 2 spaces for the new dwelling [52A], which is in accordance with Eastleigh Borough Council's Residential Parking Standards Supplementary Planning Document [SPD].

There is a kitchen/diner, living room and cloakroom on the ground floor with 3 bedrooms, en-suite and family bathroom on the first floor. The gross internal floor area is 84sqm and has been designed to meet the criteria for a 3 bedroom 4 person 2-storey dwelling as outlined in the Nationally Described Space Standards.

To the rear and side of the proposed house is the garden, providing private amenity space which is well screened by existing trees, shrubs and timber close-boarded fencing. The side elevation to no. 52 has a singular obscure glazed window at first floor level which over looks the garden of no. 52A.

## Access

The proposed house will be accessed from Estridge Close, with a shared driveway with no. 52



Above: Proposed Site Layout [nts]



# THE PROPOSAL

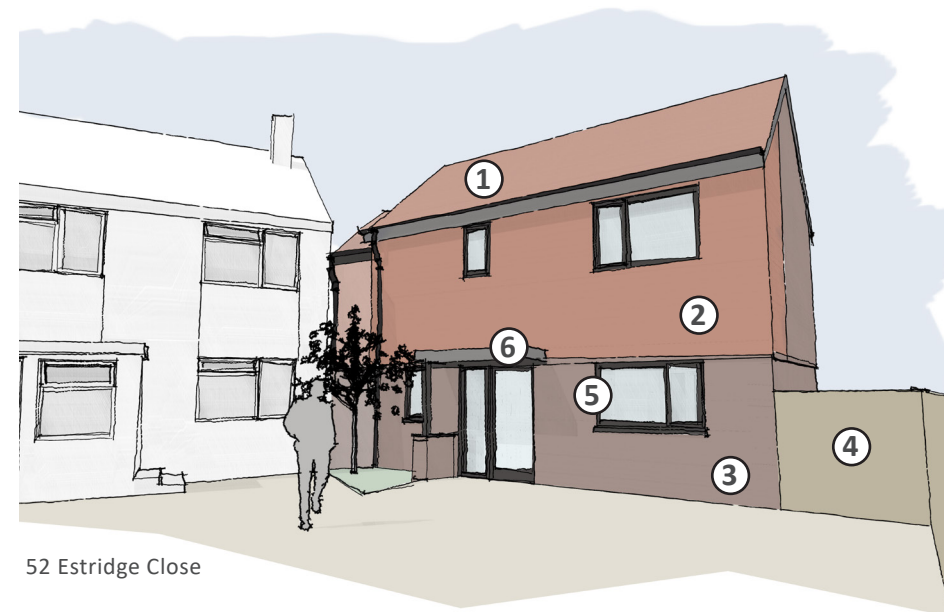
## Appearance/Scale

The Proposed dwelling is 2-storey, under a pitched tiled roof with a simple contemporary entrance canopy which considers the typical style and scale found in the immediate surroundings. The materials proposed are a mix of tile hanging, facing brickwork and a tiled roof with Upvc double glazed windows and doors to reflect the adjacent architectural styles.

Opposite is a sketch view of the proposed dwelling showing it in relation to no. 52, illustrating how the scale and design complements the existing house.

## Materials

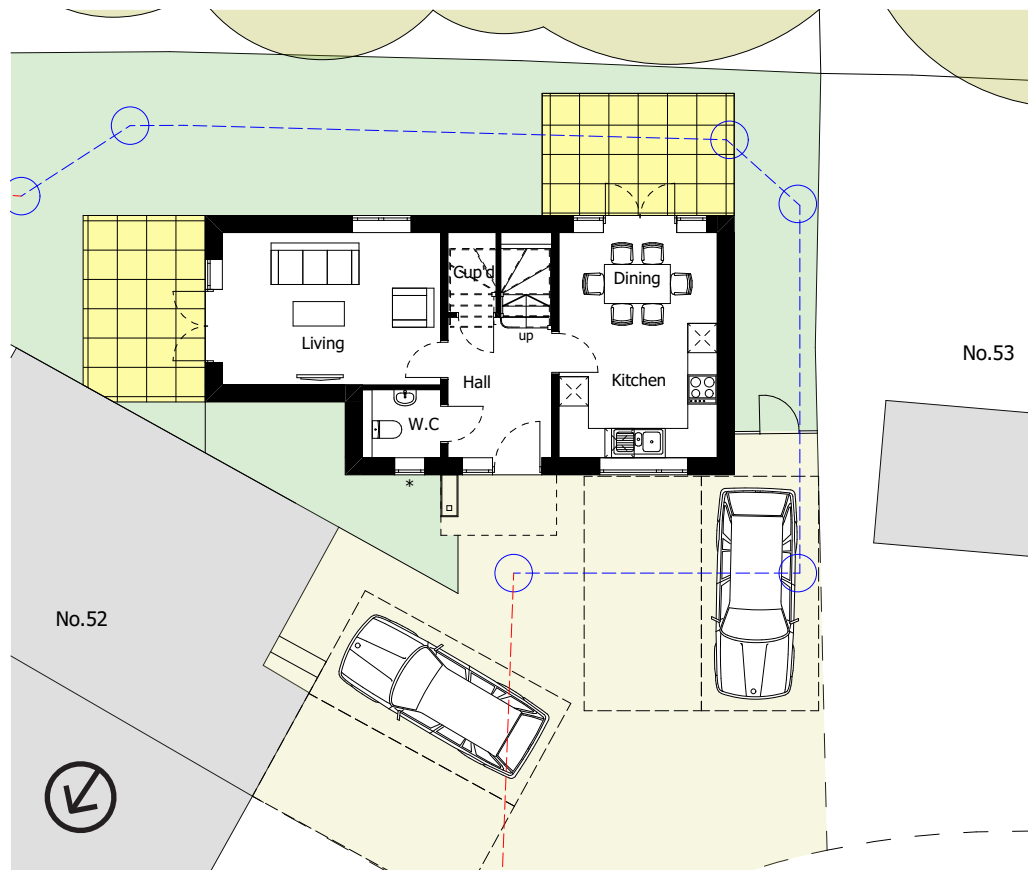
1. Plain concrete roof tiles
2. Plain concrete tile hanging
3. Facing brickwork
4. Timber close boarded fencing
5. Dark grey Upvc windows and doors
6. Dark grey metal canopy



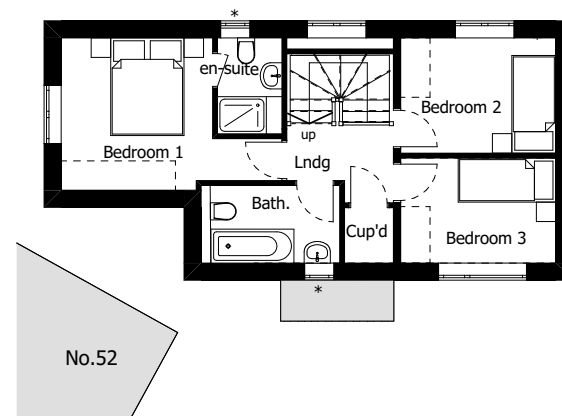
52 Estridge Close

*Above: 3D visual of the proposed dwelling*

# PROPOSED PLANS



Proposed Ground Floor Plan [nts]

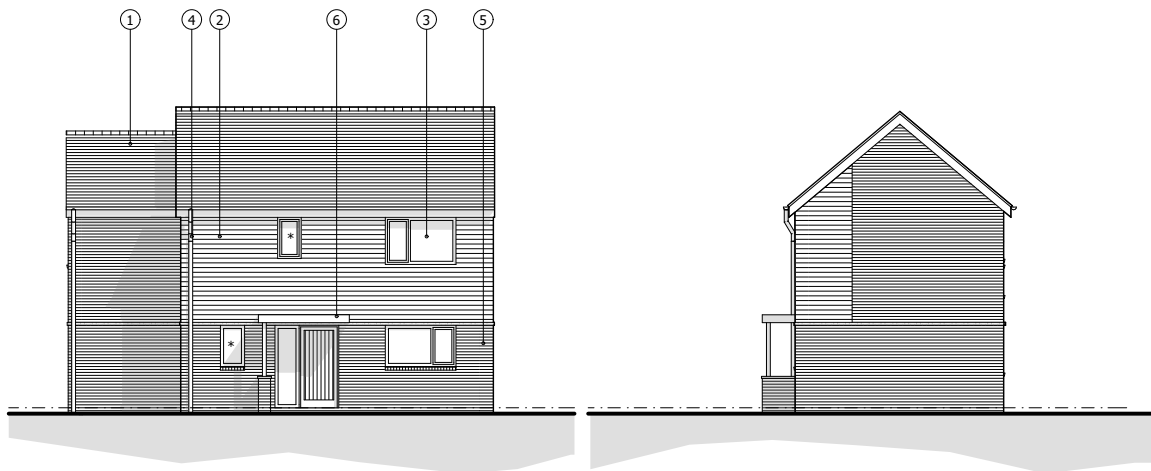


Proposed First Floor Plan [nts]

\* Obscure Glazing



# PROPOSED ELEVATIONS

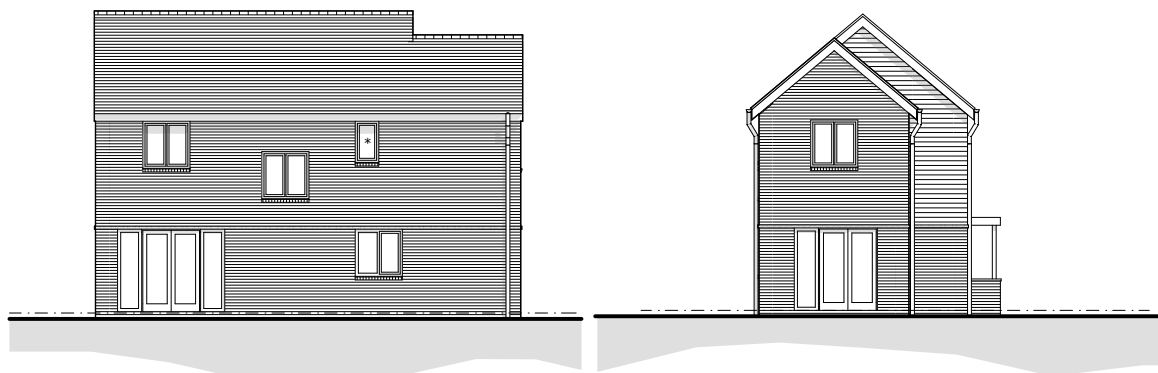


Proposed North Elevation [nts]

Proposed West Elevation [nts]

## Materials Key

- 1. Concrete roof tiles
- 2. Tile hanging
- 3. Upvc windows and doors
- 4. Black Upvc rainwater goods
- 5. Facing brickwork
- 6. Metal clad canopy
- \* Obscure glazing



Proposed South Elevation [nts]

Proposed East Elevation [nts]

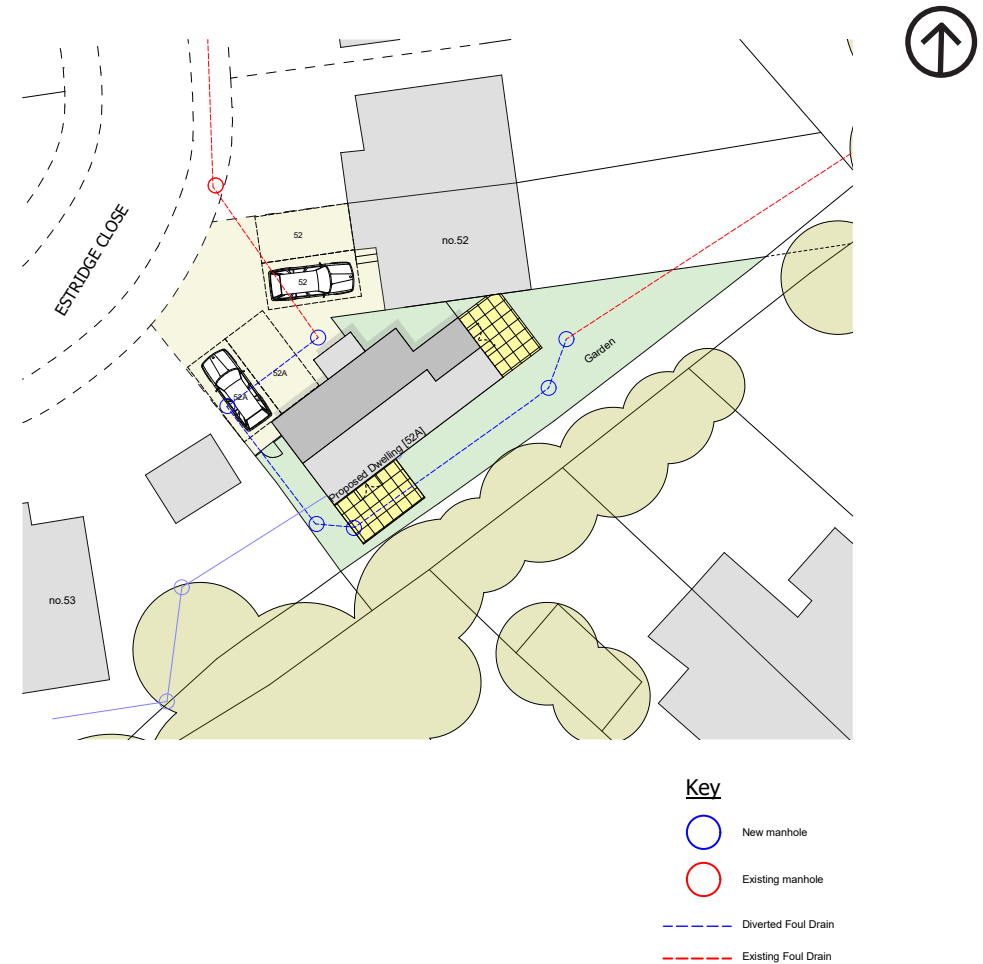
# FLOOD RISK & DRAINAGE

## Flood Risk

The site lies within Flood Risk Zone 3 which means there is a high probability of flooding. This planning application is accompanied by a Flood Risk Assessment and a Flood risk Statement by Gurney Consulting Engineers which outlines the mitigations that can be made to compensate for the flood risk to the proposed dwelling,

## Drainage

There is an existing foul drain that runs through the site and it is proposed that part of this will be diverted to enable the proposed development. Opposite is a plan demonstrating this proposal.





# CONCLUSION

The layout has been designed with consideration given to the constraints and surroundings, including existing dwellings and landscaping to minimise overlooking and enhance the existing site. The design has taken inspiration from the typical architectural styles and materials found in the local area to create a dwelling that complements the adjacent properties whilst having its own distinctive character.

There is an opportunity to develop and improve a site that is currently under utilised creating an attractive dwelling that will sit comfortably within an established residential area. The site is in a sustainable location with local amenities within walking distance and a regular bus service providing access to the wider area.

Although the site is within Flood Risk Zone 3 and has an existing foul drain running through the site, these can both be mitigated in order that the proposed dwelling can be constructed without any detrimental effect on the surrounding existing development.